DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: WB/11/0251/FULL – 4 Half Moon Parade

DATE OF SITE VISIT: **10**/06/11

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The application site is within an area of mixed character. A commercial parade is to the south with residential elsewhere. A Public House commands the corner.

The application property is an end of terrace commercial premises part of a modern designed shopping parade. Residential accommodation is situated immediately above at first floor.

PROPOSAL:

The development sought for has been advertised as new shop front with auto slide door.

The proposal consists of:

- New shop front including auto-slide door

RELEVANT PLANNING HISTORY:

No recent history

RELEVANT PLANNING POLICIES:

South East Plan
CC1, CC6, BE1

Worthing Core Strategy
16

Worthing Local Plan 2003
~~RES7~~ H18

Government Advice
PPS1, PPS4

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

None

PLANNING ASSESSMENT:

Introduction

The principle planning concerns with this development is its impact visually.

Visual

The application property already has a modern shop front. The adjoining shop frontages are equally as modern in design and somewhat unsympathetic. The existing stall riser is to be retained, which would give the shop front a satisfactory proportion. The white finish of it is a little stark but not dissimilar to the other retail frontages.

For these reasons, there is not sufficient justification to withhold permission on visual grounds alone.

Conclusion

For the above reasons the proposal would not have an unacceptable impact upon identified amenities. Therefore resistance to it would be difficult to uphold.

RECOMMENDATION:

Approve subject to:-

1. Standard time limit
2. Plans as approved

REASONS FOR RECOMMENDATION:

The proposal complies with relevant Development Plan policies.

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that on balance, existing residential quality of life would not be significantly adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

N/A

DELEGATED

Case Officer
Sign.....[redacted].....Date.....19/7/11.....

Authorising Officer
Sign.....[redacted].....Date.....28.7.11.....